

**PLANNING AND ZONING  
AGENDA  
THURSDAY JULY 12, 2007- 5:00 PM  
PUBLIC WORKS BUILDING - 161 S. CHARLOTTE STREET A-109  
[WWW.ASHEVILLENC.GOV](http://WWW.ASHEVILLENC.GOV) (Search “agenda”)**

PRE-MEETING  
P&Z COMMISSION MEETING

4:00 PM Public Works Building-Second Floor  
5:00 PM Public Works Building Room A-109

**PRE-MEETING AGENDA**

1. Review of agenda items

**PLANNING AND ZONING AGENDA**

Planning and Zoning Commission will hear public comments only on items that appears on the agenda. Presentations by the public shall be limited to no more than ten (10) minutes for the main spokesperson for a group and no more than three (3) minutes for other individuals. Additional information may be conveyed to the Planning and Zoning Commission in written form.

**ADMINISTRATIVE**

1. Minutes approval - June 6, 2007

**LEVEL III**

1. Level III site plan for the project identified as **Zona Lofts located at 150 Coxe Avenue**. The proposed mixed-use development will include retail space and 161 residential units. The owner is Zona Lofts, LLC and the contact is Bae Won Koh. PIN 9648.06-38-3196.  
Staff Coordinating review – Jessica Levensgood

**REZONING**

1. Consideration of the rezoning request for the project identified as **Main Street at Biltmore Lake-located on Sand Hill Road**. The request seeks the rezoning from HB (Highway Business) district to UV (Urban Village) district for review of the conceptual masterplan for a mixed-use development. The applicant may be seeking modifications to building setbacks and design and operational standards. The owner is FIRC Shopping Centers of Asheville, LLC and the contact is Patti Glazer. The property is identified in the Buncombe County tax records as PINs 9617.13-12-7586 and portion of 9617.17-02-6063.  
Staff coordinating review – Alan Glines/Jessica Levensgood
2. Request to rezone property(s) located on **Meadow Road** (2 acres) from Commercial Industrial district to Urban Place district. The property owner is JCS Investments, LLC and the contact is Neal Booker. The property is identified as PIN 9648.18-40-8543 (2 acres).  
Staff coordinating review – Blake Esselstyn
3. Request to rezone property(s) located on **Britt Drive** (2 lots) from RM-16, Residential Multi Family High Density), River District, and RS-4 (Residential Single Family Medium Density) districts to LI (Light Industrial) district. The property owner is BATT Associates, Inc. The property(s) are identified as PINs 9658.13-13-0221 and 12-5994.  
Staff coordinating review – Blake Esselstyn

**WORDING AMENDMENTS**

1. Ordinance amending Chapter 7 of the Code of Ordinances of the City of Asheville regarding **Changes to the River District**. (Continued from May 2<sup>nd</sup> meeting). (**CONTINUE TO AUGUST 1<sup>ST</sup> MEETING**).  
Staff coordinating review – Alan Glines
2. Ordinance amending Chapter 7 of the Code of Ordinances of the City of Asheville to **Provide for Development Standards for Parking Garages**.  
Staff coordinating review – Shannon Tuch

**OTHER BUSINESS/ADJOURNMENT**

1. Discussion regarding future meeting date (July 19) for the Planning and Zoning Commission Mid-Month Meeting @ 4:00 pm – 6:00 pm in the Public Works Building, Room A-109, 161 South Charlotte Street.